

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Albany

State: GA

PJ's Total HOME Allocation Received: \$11,517,287

PJ's Size Grouping*: C

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|-------------------|---------------|------------------------------|---------|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | PJs in State: 10 | | | | |
| % of Funds Committed | 92.93 % | 95.14 % | 8 | 93.41 % | 38 | 41 | |
| % of Funds Disbursed | 78.70 % | 84.02 % | 8 | 84.68 % | 22 | 19 | |
| Leveraging Ratio for Rental Activities | 0 | 3.6 | 10 | 4.72 | 0 | 0 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 81.57 % | 81.29 % | 8 | 80.76 % | 22 | 25 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 30.78 % | 55.90 % | 9 | 68.18 % | 8 | 7 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 66.27 % | 66.19 % | 7 | 80.32 % | 15 | 13 | |
| % of 0-30% AMI Renters to All Renters*** | 25.30 % | 32.07 % | 7 | 45.16 % | 23 | 18 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 85.54 % | 90.91 % | 8 | 95.04 % | 12 | 10 | |
| Overall Ranking: | | | In State: 10 / 10 | | Nationally: 12 8 | | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$46,104 | \$13,926 | | \$26,037 | 83 Units | 49.10 % | |
| Homebuyer Unit | \$77,683 | \$16,843 | | \$14,755 | 54 Units | 32.00 % | |
| Homeowner-Rehab Unit | \$22,016 | \$27,996 | | \$20,487 | 32 Units | 18.90 % | |
| TBRA Unit | \$0 | \$1,561 | | \$3,225 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Albany GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|-------------|----------|-----------|-----------|
| PJ: | \$52,841 | \$97,799 | \$22,033 |
| State:* | \$52,209 | \$66,581 | \$28,996 |
| National:** | \$92,323 | \$73,745 | \$23,292 |

CHDO Operating Expenses:
(% of allocation)

PJ: 1.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|---|---|--|---|--|--|--|--|---|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 0.0 | 0.0 | 3.1 | 0.0 | Single/Non-Elderly: | 42.3 | 29.6 | 28.1 | 0.0 |
| Black/African American: | 100.0 | 100.0 | 96.9 | 0.0 | Elderly: | 1.4 | 3.7 | 21.9 | 0.0 |
| Asian: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Single Parent: | 49.3 | 53.7 | 34.4 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Two Parent: | 5.6 | 9.3 | 9.4 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | Other: | 1.4 | 3.7 | 6.3 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 42.3 | 29.6 | 31.3 | 0.0 | Section 8: | 7.0 | 0.0 [#] | | |
| 2 Persons: | 16.9 | 33.3 | 31.3 | 0.0 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 23.9 | 14.8 | 21.9 | 0.0 | Other: | 40.8 | | | |
| 4 Persons: | 9.9 | 11.1 | 9.4 | 0.0 | No Assistance: | 52.1 | | | |
| 5 Persons: | 7.0 | 5.6 | 0.0 | 0.0 | | | | | |
| 6 Persons: | 0.0 | 5.6 | 3.1 | 0.0 | | | | | |
| 7 Persons: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| 8 or more Persons: | 0.0 | 0.0 | 3.1 | 0.0 | # of Section 504 Compliant Units / Completed Units Since 2001 | | 8 | | |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Albany

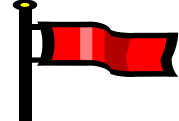
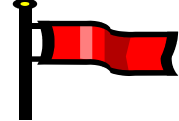
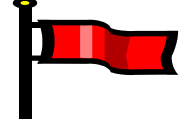
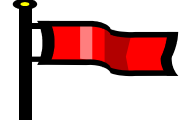
State: GA

Group Rank: 12
(Percentile)

State Rank: 10 / 10 PJs

Overall Rank: 8
(Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|---|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.37% | 81.57 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 49.28% | 30.78 |  |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 66.27 |  |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.81% | 85.54 |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.070 | 4.01 |  |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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